

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 9, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 9, 1975, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Harcourt,
Kennedy (Items 5 and 6), Marzari,
Rankin, Sweeney and Volrich

ABSENT: Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. N/E Corner Kingsway and 12th Avenue
(Biltmore Motor Hotel)

An application was received from the Director of Planning to rezone Lot 2, Block 116, D.L. 301, being the north-east corner of Kingsway and 12th Avenue from (C-3) Commercial District to (CD-1) Comprehensive Development District.

The (CD-1) By-law will restrict the form of development as follows:

USES: Hotel containing 100 sleeping units, beer parlour, cocktail lounge, banquet rooms, coffee shop and dining rooms, retail stores (not to exceed 250 square feet) and customarily ancillary uses including off-street parking.

FLOOR SPACE RATIO: Not to exceed 3.15,

HEIGHT: Not to exceed 7 storeys nor 90 feet measured from the average building grade of 12th Avenue as established by the City Engineer.

OFF-STREET PARKING
AND LOADING: Shall be provided in accordance with the provisions of Sections 12 and 13 of the Zoning and Development By-Law No. 3575.

AND Subject to the following:

That the overall detailed scheme of development be first approved by the Director of Planning after receiving advice from the Urban Design Panel; having due regard to the provision and maintenance of landscaping, vehicular ingress and egress and off-street parking and loading.

cont'd....

N/E Corner Kingsway and 12th Avenue
(Biltmore Motor Hotel) (cont'd)

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Boyce,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

2. RT-3 District Schedule

An application was received from the Director of Planning as follows:

- (a) To establish a new Two-Family Dwelling District Schedule (Duplex and Semi-Detached) to be known and described as (RT-3) Two-Family Dwelling District (Duplex and Semi-Detached)
- (b) LOCATION: To amend the Zoning and Development By-Law No. 3575 whereby the lands generally bounded by Campbell Avenue, the lane south of East Hastings Street, Gore Avenue and Prior Street and the lands bounded by Prior Street, Heatley Avenue, Atlantic Street and Jackson Avenue, however, excluding three (CD-1) Comprehensive Development Districts which are bounded by Gore Avenue, Pender Street, Jackson Avenue and Union Street; by Pender Street, Heatley Avenue, Keefer Street and the east side of Princess Avenue; and by Keefer Street, Hawks Avenue, Georgia Street and Heatley Avenue, be rezoned from (RT-2) Two-Family Dwelling District (Duplex and Semi-Detached) to (RT-3) Two-Family Dwelling District (Duplex and Semi-Detached).
- (c) Subsection (1) of Section 9 is amended by inserting immediately after (RT-2) Two-Family Dwelling District the following:

"(RT-3) Two-Family Dwelling District Schedule".
- (d) Subsection (2) of Section 1A of Schedule B is amended by inserting the words "in districts other than the RT-3 District" immediately after the words "Buildings containing one or two dwelling units only on sites with no developed secondary access".
- (e) Schedule B is amended by inserting immediately after Subsection (2) of Section 1A the following section:

"3. Buildings containing dwelling units on sites with or without developed secondary access in RT-3 Districts. One parking space for each dwelling unit."

And any consequential amendments.

RT-3 District Schedule
(continued)

NOTE: DIFFERENCES BETWEEN THE RT-2 AND RT-3 DISTRICTS.

	<u>RT-2 (EXISTING)</u>	<u>RT-3 (PROPOSED)</u>
<u>HEIGHT:</u>	1 Storey plus basement or 2 storey plus cellar	Same height, however, Director of Planning may relax the regulations to provide for a height of 2 storeys plus basement on a site where the natural grade is substantially below the grade of the street or lane the site adjoins.
<u>FRONT YARD:</u>	24 Feet	12 feet, except in cases where both front yards on the two adjoining lots have depths of more than 12 feet, the required front yard shall be the average depth of the front yards of the two adjoining lots, but need not exceed eighteen (18) feet.
<u>SITE AREA:</u>	Two-Family dwelling on a lot of 4,800 square feet, except in the case where a lot is on record in the Land Registry Office prior to September 7, 1975, a minimum site area of 3,800 square feet.	-One and Two-Family dwellings a minimum site area of 2,800 square feet -Townhouses or apartment build- ings a minimum site area of 5,500 square feet.
<u>CONDITIONAL USES:</u>	Townhouses and apart- ment buildings subject to (RM-1) Multiple Dwelling District Schedule	Townhouses and apartment build- ings subject to Section 1 of the RT-3 By-Law
<u>NEW BOARDING AND ROOMING HOUSES:</u>	30' in height and on a site not less than 7,200 square feet	30' in height and on a site not less than 5,500 square feet.
<u>NEW HOSPITAL OR PERSONAL CARE HOME:</u>	40,000 square feet Floor Space Ratio not to exceed 0.60	20,000 square feet Floor Space Ratio not to exceed 0.75

The following are conditional uses in the RT-2 District
and there are no provisions for them in the proposed
RT-3 District:

- Group Houses
- New Fraternity or Sorority House
- Golf Course
- Tourist Court

The application was approved by the Director of Planning and
the Vancouver City Planning Commission.

cont'd....

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RT-3 District Schedule
(continued)

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

3. 1636 East Broadway

An application was received from Mr. Vincent Kwan, Architect, to rezone Lots 13 and 14, Block 161, D.L. 264A, being 1636 East Broadway, from (RM-3) Multiple Dwelling District and (C-2) Commercial District to (CD-1) Comprehensive Development District.

The (CD-1) By-law will restrict the form of development as follows:

USES: Office or retail stores not to exceed
3,000 square feet
Dwelling Units
And customarily ancillary uses including
off-street parking

FLOOR SPACE RATIO: Not to exceed 1.3

HEIGHT: Shall not exceed 36 feet measured
from the average building grade of
East Broadway as established by the
City Engineer, nor three storeys.

OFF-STREET PARKING: Shall be provided with one space for
each 1,000 gross square feet of
commercial floor area and one space
for each 725 gross square feet of
residential floor area, subject to
the variation of the Director of
Planning that the owner give a sat-
isfactory undertaking in writing
that the retail store and/or office
be restricted to local needs or that
one dwelling unit to be continually
rented and occupied by people who do
not own or drive a motor vehicle.

AND subject to the following:

That the overall detailed scheme of development be first
approved by the Director of Planning after receiving
advice from the Urban Design Panel; having due regard to
the provision and maintenance of garbage collection
facilities, vehicular ingress and egress, off-street
parking and landscaping.

The application was approved by the Director of Planning
and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Volrich,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

4. 2025 McLean Drive

An application was received from the Director of Planning to rezone the south-west portion of Lot 5 of Parcel A, Blocks 78 and 81, D.L. 264A, being 2025 McLean Drive from (RM-3) Multiple Dwelling District to (M-1) Light Industrial District, and that Item 4, McLean Drive of Schedule C of the Zoning and Development By-law No. 3575, be amended by deleting the words "Fifth Avenue" and inserting in lieu thereof, the words "Grandview Highway".

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Bird,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

5. S/E Corner of West 40th Avenue
and Dunbar Street

An application was received from the Director of Planning to rezone Lot 44, West ½ of Lot 43, Block 14, D.L. 2027, being the south-east corner of West 40th Avenue and Dunbar Street, from (C-2) Commercial District to (RS-1) One-Family Dwelling District.

The Director of Planning did not approve the application, but recommended as follows:

- (a) That only the West ½ of Lot 43, Block 14, D.L. 2027 be rezoned from (C-2) Commercial District to (RS-1) One-Family Dwelling District;
- (b) That Lot 44, Block 14, D.L. 2027 NOT be rezoned from (C-2) Commercial District to (RS-1) One-Family Dwelling District;
- (c) Further that the Director of Planning be instructed to rezone the West ½ of Lots 21 and 24, Block 14, D.L. 2027 from (C-2) Commercial District to (RS-1) One-Family Dwelling District and refer this direct to a Public Hearing.

The application was not approved by the Vancouver City Planning Commission, however, the Vancouver City Planning Commission does approve the recommendations of the Director of Planning listed above.

Mr. Greyell, representing the present owners of the property, spoke against the application. His opposition was based on the arguments that his clients had purchased this commercially-zoned property for investment purposes and rezoning to residential would affect the return of their investment.

Mr. McCrum spoke in favour of the application and urged Council to approve it.

Ms. McLeod, a former resident in one of the subject houses, spoke in favour of the rezoning and indicated that while the houses may appear dilapidated on the outside, they are structurally sound and could be renovated and made habitable.

MOVED by Ald. Bowers,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Director of Planning be instructed to rezone the West ½ of Lots 21 and 24, Block 14, D.L. 2027 from (C-2) Commercial District to (RS-1) One-Family Dwelling District and refer this direct to a Public Hearing.

- CARRIED UNANIMOUSLY

6. To Amend the (RT-2) Two-Family Dwelling District

An application was received from the Director of Planning whereby:

- (1) Subsection A of Section 2 of the (RT-2) Two-Family Dwelling District Schedule of By-Law No. 3575 is amended by striking out the words "Town houses and" in clause (2).
- (2) Subsection A of Section 2 of the (RT-2) Two-Family Dwelling District Schedule is further amended by inserting the following immediately after clause (2):

"(2a) Town houses on sites of not less than 7200 square feet and having a side yard of not less than 7 feet and subject to the (RM-1) regulations, except regulations D, F, and J and subject to notification of such adjoining property owners as the Director of Planning deems necessary."

NOTE: Difference between the existing regulations and proposed in regard to Townhouses in the (RT-2) Two-Family Dwelling District Schedule.

	<u>EXISTING</u>	<u>PROPOSED</u>
<u>TOWNHOUSES:</u>	Conditional use, subject to notification of adjoining property owners.	Conditional use, subject to notification of adjoining property owners.
<u>SITE AREA:</u>	Minimum site area of 10,000 square feet.	Minimum site area of 7,000 square feet.
<u>SIDE YARDS:</u>	Side yards shall be provided on each side of the building such that the outer walls of the building be contained within 135 degrees horizontal angles subtended from all points along the side property lines provided, however, in no case shall the side yard be less than 7 feet.	Not less than 7 feet
<u>DAYLIGHT ACCESS:</u>		No Provision

Townhouses in the existing regulations of the (RT-2) Two-Family Dwelling District Schedule are subject to the (RM-1) Multiple Dwelling District regulations. In the proposed amendment, Townhouses are subject to the (RM-1) Multiple Dwelling District regulations except for regulations D - Side Yards; F - Daylight Access; and; J - Site Area.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the rezoning application be approved.

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MOVED by Ald. Sweeney,
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
 SECONDED by Ald. Bird,
 THAT the report of the Committee of the Whole be adopted and
 the Director of Legal Services be instructed to prepare and bring
 in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:14 p.m.

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The foregoing are Minutes of the Special Council Meeting
 (Public Hearing) of December 9, 1975, adopted on
 December 16, 1975.

A. Phillips
 MAYOR

E. V. Little
 CITY CLERK